



The Salisbury Planning Board held a special meeting Thursday, October 18, 2007, at One Water Street at 6:30 p.m. with the following being present and absent:

PRESENT: Karen Alexander, Dr. Mark Beymer, Robert Cockerl, Richard Huffman, Jeff Smith, Price Wagoner and Diane Young

ABSENT: Tommy Hairston, Craig Neuhardt, Sandy Reitz, Valarie Stewart, and Albert Stout

STAFF: Janet Gapen, Dan Mikkelson, Preston Mitchell, Diana Moghrabi, Joe Morris and Lynn Raker

PUBLIC: Phillip and Naomi Beymer, Judy Beymer, George Busby, Deena Tatum, Wendy Harkey, Linda Harmon, Anne Lyles, Charles and Greta Connor, Yvonne Welton

Dr. Mark Beymer, Chairman, called the meeting to order. A MOTION was made and approved to adopt the agenda as submitted. Dr. Beymer welcomed guests and offered the invocation. Introductions of staff and Planning Board were made.

Land Development Ordinance – Overview

This is the first Courtesy Hearing of the proposed land development ordinance; the second Courtesy Hearing will be held October 23 at 4 p.m. at City Hall, located at 217 S. Main Street. A one-half-page ad was run in the *Salisbury Post* Sunday, and two more will run in November to announce the Public Hearing when this is presented to City Council. Planning Board anticipates making a recommendation after the Courtesy Hearing on October 23, reporting to City Council November 6, and holding a Public Hearing on November 20 at the regular City Council meeting. City Council will possibly consider the recommendation from Planning Board December 4, and the effective date is to be announced.

Preston Mitchell made a presentation to explain the proposed new Land Development Ordinance Code. The current code is long overdue for an update. Mr. Mitchell explained protections in the proposed code that are not currently in the code. This is not an attempt to annex, and it is not a request from a developer. The City of Salisbury is the petitioner; City Council charged staff and the committee to rewrite a code that would enable Salisbury's Vision 2020 Comprehensive Plan. Hard copies of this plan are available through the Planning Office and on the city Web site at <http://www.salisburync.gov/lm%26d/>.

The new code offers more predictability and streamlines the approval process. It introduces architectural standards, increased residential density in selected districts, infill protections, and recreational open space. The new code unifies the Zoning Code, Subdivision Code, and the Appendix C Flood Damage Prevention.

Form-based codes concentrate on the buildings rather than the uses. A “transect” is a method of classifying the natural and built environment (rural to urban scale). There will be 17 new districts as opposed to the current 31 districts. This is a regulatory code rather than an advisory code. It is objective and easy to understand.

Zoning to Districts

Open Space Preserve (OSP) (*Old PSP*), Rural Residential (RR) (*Old A-1*), General Residential (GR3) (*Old R-20 and R-15*), General Residential (GR6) (*Old R-8, RD-B, and SFC*), Urban Residential (UR8) (*Old R6*), Urban Residential (UR12) (*Old R6-A and RD-A*), Urban Residential – Preservation (UR-P), (*Old SFC & all residential zoning in both Local and National Historic Districts*), Residential Mixed-Use (RMX) (*Old R6-A, B-1, LOI, PSP, and HD-O*), Neighborhood Mixed-Use (NMX) (*Old B-CS and B-RT*), Corridor Mixed-Use (CMX) (*Old B-4 and B-6*), Downtown Mixed-Use (DMX) (*Old B-5*), Highway Business (HB) (*Old B-6 and B-7*), Light Industrial (LI) (*Old LLI-1 and M-1*), Heavy Industrial (HI) (*Old M-2*), Hospital Services (HS) (*Old HS and MED*), Institutional Campus (IC) (*Old CU and PSP*), Traditional Neighborhood Development [TND (masterplanned)], OSP (PSP, Perm. Open Spaces)

Dr. Beymer explained the Courtesy Hearing process and opened the floor for questions.

Greta Connor of 1106 Laurel Street asked how the new code would change her neighborhood (Sedgefield Acres). It is currently zoned R-8 which is single-family residential. The “8” represents 8,000 square-foot lots. It would convert to GR-6 – single-family residential, which allows six units per acre and allows multifamily of four units or less (quadraplex). Diane Young pointed out, that in GR only new development allows multifamily.

Anne Lyles of 409 Bank Street asked how Brooklyn South Square would convert since there are a variety of uses and zonings. Some would convert to corridor mixed use. The historic overlay in her neighborhood will be URP on the residential zones. CMX is an intensive retail/office/restaurant zone. (The new zoning map was converted to compatible zones.) There may have to be some corrective zoning after the code has been adopted.

Yvonne Welton of 2950 Bringle Ferry Road spoke to staff about changes to the A-1 district. Agricultural uses can continue in the RR district; the main difference is that a minimum lot size will go from one acre (present code) to five-acre lots in the new code.

No one spoke in opposition or in favor of the following special combined zoning map and text amendment which will affect all properties within the zoning jurisdiction of the City of Salisbury.

Z-11-07 City of Salisbury (Map Amendment)

Request to amend the Official Zoning Map by repealing the Official Zoning Map of the City of Salisbury and replacing it with the Land Development District Map of the City of Salisbury as part of the proposed Land Development Ordinance.

T-02-07 City of Salisbury (Text Amendment)

Request to amend the Code of Ordinances of the City of Salisbury by repealing Appendix A, the Subdivisions ordinance; Appendix B, the Zoning ordinance; and Appendix C, the Flood Damage Prevention ordinance, and replacing these appendices with Appendix A, the Land Development Ordinance of the City of Salisbury, North Carolina.

COMMITTEES

A. Legislative Committee A—T-01-07/Signs

- Scheduled a meeting for Tuesday, October 30, from 11:30 a.m. until 1 p.m. in the second floor conference room at City Hall. The Community Appearance Commission is invited to participate. Staff has a visual presentation on LED signage.

B. Reminder that Legislative Committee C—Land Development Ordinance (LDO), will meet Friday at 7:30 a.m. in the 2nd floor conference room at City Hall.

There being no further business to come before the Planning Board, the meeting was adjourned at 7:54 p.m.

Dr. Mark Beymer, Chair

Diane Young, Vice Chair

Secretary, Diana Moghrabi